

**Town of La Pointe Zoning
Town Plan Commission Special Monthly Meeting Minutes
June 1, 2011**

Town Plan Commission (TPC) Members Present: Ted Pallas, Chair, Charles Brummer, Vice-Chair, Larry Whalen, Greg Thury, Ron Madich, Suellen Soucek, Carey Baxter (7).

Town Plan Commission Members Absent: none.

Public Present: Steve Wakem, Debbie Wakem, Beth Alsgaard (3).

Town Staff Members Present: J. Croonborg-Murphy, ZA, Margaretta Kusch, ZCA (2).

I. Call to Order/Roll Call

Chair Pallas called the meeting to order at 4:30 PM at the Town Hall. Roll call reflected members present or absent as recorded above.

II. Public Comment

Beth Alsgaard states that the CAPP committee needs new members. Currently they only have enough to form a quorum. She asks that the Town Plan Commission please spread the word.

III. Approval of Previous Meeting Minutes

a. Town Plan Commission Regular Monthly Meeting, May 18, 2011

- Change header date to read “*May 18, 2011.*”
- On page 4, second paragraph, change phrase from “*MISA has a non-profit wing they want to start raising scholarships with, and that these would be scholarships to classes that anyone*” to “*MISA has a non-profit wing with which they want to start raising scholarships, and that these would be scholarships to classes to which anyone.*”
- On page 4, item IX, change “4:45” to “5:42.”

G. Thury moves to approve the Town Plan Commission Regular Monthly Meeting minutes of May 18, 2011, as amended. S. Soucek seconds. All in favor, 7 aye. Motion Carries.

IV. Zoning Administrator’s Report

The Zoning Administrator notes that there has been a complaint filed regarding the Madeline Island School of the Arts and the Town Plan Commission will be looking into the complaint in the near future.

V. Consideration and/or Action of Permit Applications

a. Ives, Scott/Zuehlke, Stephanie RE: Certified Survey Map, 723 Miller Farm Rd, @ LP #014-00196-0100.

The Zoning Administrator reports that the map needs to show setbacks and building lines, all applicable zoning districts, and corrections listed by the Ashland County Surveyor in his 3/15/11 letter. An original, hard copy of the Certified Survey Map with signatures also needs to be submitted.

The Zoning Administrator states that Ms. Zuehlke has missed the deadline to respond about the matter; Ms. Zuehlke has not responded at all. She states that she did call the town’s attorney to check if it was all

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right to put this on the agenda prior to posting it, as Ms. Zuehlke's deadline had passed, and he did give his approval to put it on the agenda.

There had been questions earlier in the year about the area (gross and net) and measurements that did not appear to add up on the Certified Survey Map. The Zoning Administrator reports that Miller Farm Road can be included in the area as the road is an easement and wasn't deeded to the Town.

C. Brummer moves to recommend to the Town Board that they approve the Scott Ives/Stephanie Zuehlke Certified Survey Map at 723 Miller Farm Rd, LP #014-00196-0100, pending corrections listed from the Ashland County Surveyor letter, as well as showing the appropriate zoning district, setbacks and building lines, and submit original Certified Survey Map for signatures. G. Thury seconds. All in favor, 6 aye, 1 nay (C. Baxter). Motion Carries.

b. Wakem, Steven & Deborah RE: Land Use Permit application and travel trailers @ 662 Miller Farm Rd. LP #014-00202-0500.

There are five travel trailers on the property, two with decks and one with stairs. After mail correspondence in February and March, the Wakems came in to the zoning office on April 29 and stated that they are not running a campground. The Zoning Administrator directed them to write a letter to the Town Plan Commission so that they could interpret the matter. A permit application, cover letter, and fees have since been received. The Zoning Administrator explains that she inspected the property today with Mrs. Wakem.

The plot plan doesn't show four of the camping units, so the Zoning Administrator has indicated on the plot plan roughly where these four units are. On the permit application, the box for "Move Structure" was checked, and it needs to show what structures were moved or will be moved. The "Driveway Extension" box was checked and so the driveway extension needs to be flagged for inspection. The "New Construction" box was checked, but the application doesn't show any such activity, so it needs to show whether any new construction is actually going to occur and what it's meant to be.

Kelly Sherrill was the previous owner and she applied for and received a permit for a privy and a camping unit. Ms. Sherrill's camping unit has been moved off the property and all five camping units are those of the Wakems.

Mr. Wakem states that one of the units is a pop-up camper and another is an RV, both of which are for sale. One camping unit is the one they live in, one is used as storage, and one is used for camping off the island. He further states that they are not running a campground and do not want anyone staying on their property but he and his wife.

The Zoning Administrator states that she is stuck a little bit with statute language, where the definition of a campground is *"any parcel or tract of land owned by a person, state, or local government, which is designed, maintained, intended, or used for the purpose of providing sites for non-permanent overnight use by four or more camping units, or one to three if represented as a campground."* She states that the Wakems' property is not represented as a campground, but that they do have more than four camping units.

Chair Pallas states that he sees no problem with the Wakems living in one unit and using another as an accessory for storage. Whichever two get designated as such need to be plotted for setbacks, etc. He doesn't have a problem issuing the two permits and revisiting the matter after some time to give the Wakems some time to get the other three sold.

C. Baxter states that if the RV is for sale and mobile, he doesn't consider that a camping unit. He further suggests that if the camper the Wakems live in is located where Kelly Sherrill's used to be, then Ms. Sherrill's permit could cover one of the permits the Wakems need.

The Zoning Administrator notes that rather than moving their dwelling to Ms. Sherrill's old location, they could apply for a Move Structure, as long as setbacks, etc, are met.

Mr. Wakem reiterates that two of the units, the pop-up camper and the RV, will be sold.

Chair Pallas states that the Wakems need to have one travel trailer that meets setbacks and is their dwelling, one travel trailer that meets setbacks and is a storage unit, and one travel trailer that is obviously mobile, licensed, and ready to drive (which wouldn't then need a permit).

The Zoning Administrator summarizes that the Wakems can:

- Apply for a move structure permit for the travel trailer.
- Apply for an accessory structure for the building, with double fees.
- Apply for an accessory structure for one of the travel trailers.
- The other two trailers can be addressed after the Wakems have some time to try to sell them.
- Flag the driveway and find the property corners for setback measurements.

The Zoning Administrator also suggests to the Wakems that they might want to add "Filling and Grading" to this permit application for a house site, as it wouldn't cost anything and the Wakems are thinking about building a house at sometime in the future anyway. They would then have a permit for that for a couple of years.

c. Town of La Pointe Certified Survey Map to join parcels #014-00470-0300 and #014-00439-0100 (Library and Health Center parcels).

The Zoning Administrator reports that this is in order as far as she is concerned and that Ashland County corrections have already been made.

Chair Pallas moves to recommend to the Town Board approval of the Certified Survey Map. S. Soucek seconds. All in favor, 7 aye. Motion Carries.

VI. New Business

a. Hobbit House, LLC (Gene Nelson) re: maintenance & repair or add/alter at 936 Herring St., LP #014-00395-0200.

The Zoning Administrator asks for interpretation as to whether Mr. Nelson building a deck on the house would be considered maintenance and repair or an addition/alteration to the house. Mr. Nelson says that it is maintenance and repair because there had been a deck on the house before. The Zoning Administrator states that part of a deck can be seen on an old plot plan, but that part of the deck was cut out of the picture by the photocopy. There are no signs of the deck now and none of the paperwork now indicates what size that deck might have been.

The Town Plan Commission is in consensus that this would be an addition/alteration.

b. Zoning Ordinance Revision Project

- **Attorney Fauerbach's review of second draft from May 11, 2011**
Not received yet.

- **Discuss and possibly make changes to draft Zoning Ordinance Sections 1-16 and Zoning Map, in consideration of attorney opinion**
Not discussed.
- **Possibly schedule Public Hearing**
Not discussed.

VII. Old Business

VIII. Future Agenda Items

IX. Schedule Future Meetings

- Next Regular Monthly Meeting to be held Wednesday, June 15, 2011 at 4:30 pm.

X. Adjournment

G. Thury moves to adjourn. S. Soucek seconds. All in favor. Motion Carries. Meeting ends at 5:25 pm.

Town Plan Commission minutes respectfully submitted by Margareta Kusch, ZCA on Thursday, June 2, 2011.

Town Plan Commission minutes are approved as amended by Margareta Kusch, ZCA on Wednesday, June 15, 2011.